



# LUXURY OFFICE BUILDING FOR SALE

8509 LINE AVENUE, SHREVEPORT, LA 71106

- Class A Office Space
- 5,323 Square Feet Office
- 2,223 Square Feet Storage
- Easily Accessible VIA Inner Loop and I-49
- 8 Offices
- Break Room / Copy Room
- Conference Room
- 6 Covered Parking Spaces and 22 Additional Spaces
- Building and Storage Building is Secured by Fencing
- Built on 1.462 Acres - Ample Room for Future Expansion
- Located in Opportunity Zone
- Zoned C-2



For more information, contact:

**Andrew Querbes, IV, Associate Broker | 318-222-2244**

**[aquerbes@vintagerealty.com](mailto:aquerbes@vintagerealty.com) | [vintagerealty.com](http://vintagerealty.com)**

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## FLOOR PLAN

5,323 SF Office

2,223 SF Storage



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